



200712070039  
Skagit County Auditor

12/7/2007 Page 1 of 3 11:22AM

When recorded return to:

Mr. and Mrs. Quirino A. Gutierrez  
10474 Shawn Avenue  
Oak Harbor, WA 98277

Recorded at the request of:  
First American Title  
File Number B93388

**Statutory Warranty Deed**  
GUARDIAN NORTHWEST TITLE CO.  
B93388E

**THE GRANTOR** Charles R. Neumann, Jr., an unmarried man, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Quirino A. Gutierrez and Bertha A. Gutierrez, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:  
Lots 32 and 33, "SKAGIT RIVER COLONY"

Tax Parcel Number(s): P69484, P69485, 4011-000-032-0001, 4011-000-033-0000

Lots 32 and 33, "SKAGIT RIVER COLONY", as per plat recorded in Volume 8 of Plats, pages 65 and 66, records of Skagit County, Washington.

TOGETHER WITH that certain manufactured home, Lic. No. +54949, 1985 KWOOD, Series 44/26, VIN11403.

Subject to covenants, conditions, restrictions and easements set forth in Schedule B-1 attached hereto and made part hereof.

Dated 12/6/2007

Charles R. Neumann, Jr.

5551  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 07 2007

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

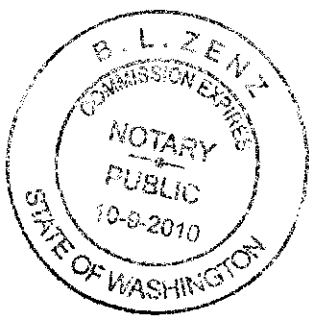
1607.00

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charles R. Neumann, Jr., the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-6-07

\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at Burlington, wa  
My appointment expires: 10-9-10



**Schedule "B-1"**

**EXCEPTIONS:**

**A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Skagit River Colony  
Recorded: March 31, 1964  
Auditor's No.: 648520

Said matters include but are not limited to the following:

1. Rights of the public in the public access area as delineated on the Plat.
  2. Right to make all necessary slopes for cuts and fills upon the lots in this plat in the original reasonable grading of the roads and ways shown hereon. The County or its successors, shall have the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course after the roads are graded."
  3. Easements and restrictions affecting portion of the lots in said Plat which have been delineated on the face of said Plat as: "well sites," "well area," "wells in this area only," "drainfield area" and "access roads."
  4. Easement for access road affecting the Southerly 30 feet of Lots 13 - 53.
- B. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

**D. RESERVATION CONTAINED IN DEED:**

Executed by: Morgan L. Bartlett and Sharon L. Bartlett, husband and wife  
Recorded: April 10, 1985  
Auditor's No.: 8504100020  
As Follows: Grantor herein reserves a non-exclusive easement for ingress and egress over and across a 20 foot wide strip of land, the center line of said strip to be located 70 feet Southerly of and to run parallel with the staking line as said staking line is delineated on the face of said plat  
Affects: Lot 32



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Order No: B93388

E RESERVATION CONTAINED IN DEED:

Executed by: Morgan L. Bartlett and Sharon L. Bartlett, husband and wife  
Recorded: October 21, 1985  
Auditor's No.: 8510210051  
As Follows: Grantor herein reserves a non-exclusive easement for ingress and egress over and across a 20 foot wide strip of land, the center line of said strip to be located 70 feet Southerly of and to run parallel with the staking line as said staking line is delineated on the face of said plat  
Affects: Lot 33



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